

12/16/2018

To: Sandra Freund Planning Division
City of Beaverton
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From: Bernard P. Conway
700 NW 118th Ave #103
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DEC 19 2018

City of Beaverton
Planning Services

Neighbor Opposition for Public Record to the Timberland Middle School Parking Lot Expansion.
Case File No. ADJ2018-007 / DR2018-0151

Dear Planning Commission,

Please allow these written comments to serve as my opposition and to be part of staff report for the hearing regarding the Timberland Middle School Parking Lot Expansion,

I am a resident of the Timberland Community and business owner in the Timberland Town Center. My wife and I reside at the Timberland Reserve which is adjacent to the North end of Timberland Middle School, close to the existing parking lot.

I oppose the proposal for an increase in parking spaces for number of reasons:

There were reasons and guidelines for the original land use approval back in 2015 limiting the number to 96 spaces. To propose providing 61 more parking spaces, or almost a 64% increase, only two years after the opening of the school is beyond excessive, demonstrates either extremely poor planning, or purposeful planning that was deceptive at the beginning by the Beaverton School District. At a personal visit to the planning department, I spoke to a planner that told me that more parking was originally requested, which was not approved by the City of Beaverton, and that it is not uncommon for the developer to go ahead and accept the approved project with full intent of requesting additional modifications to the land use plan at a later date. The reason for this is because once the project is completed it is much easier to have further modifications approved, particularly with a large influential developer with the influence like the Beaverton School district.

If this was purposeful deceptive planning and the additional spaces were planned all along, as evidenced by this proposal coming almost immediately upon completion of the school, and the fact that this was not disclosed to the community in the original plan, then this proposal demonstrates gross misrepresentation and a seemingly fraudulent original plan that directly and negatively impacts the those that own homes in the Timberland Reserve, tax payers, the environment, and the surrounding Timberland community. Homes were purchased, invested in, and leased, based upon an open view of an athletic field, a quiet, clean and serene green space to live and walk by, all developed and represented by the original plan and approved by the City of Beaverton. The Beaverton School District has failed to perform and provide an independent impact study and analysis on both the environment and financial losses in home property values residents at the

Timberland Reserve and those in the surrounding Timberland Community would incur, as a result of a parking lot expansion. Where are these studies and how would the Beaverton School District to financially reimburse those affected by an unneeded parking lot, of this magnitude.

Although living adjacent to a beautiful new middle school sounds nice and safe, my wife and I frequently walk our dog past the existing parking lot, and unfortunately after weekends, have encountered vomit, found and discarded needles, razor blades, used condoms, broken beer bottles etc. Even though the existing parking lot is posted to disallow unintended use, every night, particularly on weekends, the existing parking lot has become public parking. We brought this to the attention of the former principal of one of the "Swing Schools" but have only noticed an increase in these occurrences. The Beaverton School district fails to maintain the current parking lot and illegal overnight parking is not being enforced by the City of Beaverton. Added parking, will just invite continued misuse.

When the school formally becomes a middle school in 2020/2021, then the districting for students and staff should be close enough for walking, biking, buses, the use of public transportation. There are many affordable housing alternatives located in the Cedar Mill and Timberland Neighborhoods, all with easy access by walking, bicycling and public transit. More parking should not be necessary, and this proposal should become moot. Encouraging School faculty and staff to commute by car is environmentally backward thinking and sets a poor example to middle school students.

More parking spaces impacts the environment, livability, and value of this planned pedestrian community. I strongly oppose any increase in parking spaces. This is a pedestrian community, that is why we purchased in Timberland. Added parking goes against the pedestrian friendly Timberland Community. Additional parking spaces bring further traffic, increases the risk of pedestrian and vehicle accidents, congestion, noise, pollution, loitering, and affects the livability of the neighborhood.

I can understand a modest misstep in planning for parking spaces, and support a small number, perhaps 5-10 additional spaces, most definitely not 61 spaces. These few parking spaces could be located deep within the school property, not adjacent to homes. The current parking lot should include barricades to prohibit overnight parking, and the Beaverton School District needs to implement a policy with action to maintain, monitor for loitering, and provide scheduled cleaning of all existing parking lots.

I chose to become a resident of Timberland because of the livability and neighborliness of this planned, and beautiful pedestrian community. The magnitude of this proposal is egregious. Residents endured a lengthy, loud, unhealthy school construction, another large construction project is unacceptable.

As residents, we live in this community year around, at night time, and on weekends, not just during school hours/school year. Additional parking spaces are the last thing the Timberland community needs. Proposing a 64% increase in parking spaces (61- spaces) or the size of a mid-sized shopping center parking lot is ridiculous.

How could a school be planned and built, then only two years after opening, realize that 64% additional parking spaces were needed. This proposal a cause for extreme concern.

There was ample time for planning, as all stages in planning and obtaining permits are carefully vetted in projects like these, including the number of parking spaces needed. These are basics in any

type of commercial/school project development. This after the fact proposal is shameful and worse yet, most likely was planned from the beginning.

A parking lot expansion only two years after completion of the entire Middle school project, amounting to an almost 64% increase in parking spaces (61 additional parking spaces) constitutes gross negligence, potential fraud against the neighborhood, and a gross misrepresentation by the original Beaverton Timberland School Development Plan which was presented to the entire Timberland Community and agreed to by the City of Beaverton. The Beaverton School District needs to explain the reasons for this proposal, how calculations and mistakes were and are made, and whether this was intended all along.

A proposal for an increase in 64% of parking spaces, two years after the opening of a state-of-the-art new middle school is completely unacceptable and should sound alarm bells and raise all red flags. The costs for this expensive, unneeded parking lot expansion project, would divert funding away from education (at a time when education dollars need to be spent on childhood education and added teachers), create additional costs for the litigation which would ensue for damage to the livability and the environment of the Timberland Community, and reduced home values. This would be a flagrant misuse of tax payer dollars. The City of Beaverton should not be complicit with this egregious proposal. The City of Beaverton needs to set an example of honest and ethical behavior and hold all developers particularly agencies who share the Beaverton name to the same standards and guidelines, private citizens are held to. In no way should a purposeful misstep of 64% in magnitude be rewarded. Instead those involved with the Beaverton school district in this bait and switch tactic, need to be investigated for negligence, incompetence, and potentially fraud.

With all due respect to those at the City of Beaverton Planning Commission, please do not become complicit and approve this ill-conceived, pedestrian and environmentally damaging, litigious, and unnecessary Timberland Middle School parking lot expansion.

Sincerely,

A handwritten signature in black ink, appearing to read "Bernard P. Conway". The signature is fluid and cursive, with a long horizontal stroke extending to the right.